

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



SENT 6-27-2000

20170

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

June 26, 2000

STID 6662

Mr. Paul Pletcher
Palmer Plaza 16th Floor
1801 West End Street
Nashville, TN 37203

RE: 54 Moran Court, Hayward, CA

INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED OR
ISSUE A CLOSURE LETTER FOR THE ABOVE REFERENCED SITE

Dear Mr. Pletcher:

This letter is to inform you that Alameda County Environmental Health Department, Local Oversight Program (LOP), intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact Amir K. Gholami at (510) 567-6876.

Sincerely,

Thomas Peacock
Manager, LOP

c: Chuck Headlee, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



8057 6-23-2000

20170

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

StID 6662

June 22, 2000

Mr. Paul Pletcher
Palmer Plaza 16th Floor
1801 West End Street
Nashville, TN 37203

RE: Well Decommission 54 Moran Court, Hayward, CA

Dear Mr. Pletcher:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells should be decommissioned. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5575.

Should you have any questions, I can be reached at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Brett Faust, D & M consulting engineers Inc., 12 Thomas Owens Way, Monterey, CA
93940
Mr. Hugh Murphy, City of Hayward Fire Department, 777 B
Street, Hayward, CA 94541
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES



May 18, 2000
DAVID J. KEARS, Agency Director

AGENCY

SENT 5-19-2000
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20170

STID 6662

Mr. Hugh Murphy
City of Hayward Fire Department
777 B Street
Hayward, CA 94541

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RE: Alameda County Building at 54 Moran Court, Hayward, CA

Dear Mr. Murphy:

It has been brought to our attention that pile driving and foundation digging work will be performed at the above referenced site. Mr. Paul Pletcher representing the above site questions whether this work will affect the ongoing environmental investigation, remediation, and site clearance.

I have discussed this case with Mr. Chuck Headlee of San Francisco Regional Water Quality Control Board and my colleagues at this office. It does not appear that residual contamination identified will pose a health risk to contract workers during trenching and excavation activities within seven feet below grade surface (per Mr. Pletcher). The environmental investigation and remediation work done to date will result in our recommendation, for no further action based on the information provided so far, as long as the following criteria are met:


1. Improperly abandoned wells to be identified and properly closed
2. No ground water supply well shall be installed at this site in the future due to the presence of low concentrations of the solvent in ground water.
3. A health and safety plan including proper gear and monitoring of the site during the construction activities may be required if additional undocumented contamination is discovered.

Additionally, Mr. Arniola of D & M Consulting Engineers submitted a letter dated April 27th, 2000, in which he responded to several issues that you had raised earlier. This office concurs with the aforementioned letter. Among your concerns were, stoddard solvent tank contamination, chlorinated solvent contamination, improperly abandoned well(s), site health clearance, and other contaminants oil & grease, etc. Enclosed please find a copy of this document.

Furthermore, I have received the California Regional Water Quality Control Board document dated April 21, 2000, which reveals that the existing Volatile Organic Compounds (VOCs) contaminant at the above referenced site was not created by the past activities at this site and are due to off-site sources. The State Water Resource Control Board has determined that the current responsible party will not be liable for this investigation.

Should you have any questions, please call me at (510)-567-6876.

Sincerely,


Amir K. Gholami, REHS
Hazardous Materials Specialist

attachments

C: Mr. Paul Pletcher, Palmer Plaza 16th Floor, 1801 West End Street, Nashville, TN 37203
Mr. Mark Arniola, D & M consulting engineers, 1365 Vander Way, San Jose, CA
95112.
Mr. Chuck Headlee, RWQCB
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT 4-27-2000
mld vcs

PO170

April 26, 2000

STID 6662

Mr. Paul Pletcher
Palmer Plaza 16th Floor
1801 West End Street
Nashville, TN 37203

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RE: 54 Moran Court, Hayward, CA

Dear Mr. Pletcher:

I had a discussion with Mr. Hugh Murphy of City of Hayward, Fire Department and Mr. Mark Arniola of D & M consulting engineers regarding the above referenced site. As I explained to Mr. Arniola, you need to address the concerns of Mr. Murphy of the City of Hayward. Mr. Murphy has faxed me a document, which reveals five items you need to address prior to our office evaluation of this case for closure. These items should be addressed with regard to health and water quality issues:

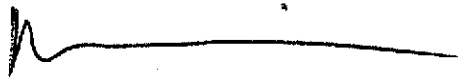
1. Stoddard Solvent tank contamination
2. Chlorinated Solvent contamination
3. Abandoned Well
4. Site Health Clearance
5. Other Contaminants Oil & Grease, etc.

I have discussed the above items with Mr. Arniola and have requested him to submit a document to address all the above issues and concerns.

Additionally, I have received the California Regional Water Quality Control Board document dated April 21, 2000, which reveals that the existing Volatile Organic Compounds, VOCs, contaminant at the above referenced site were not created by the past activities at this site and are due to the off-site sources.

Please submit a document to address the above issues so that the move toward closure may continue regarding the above referenced site.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Mark Arniola, D & M consulting engineers, 1365 Vander Way, San Jose, CA
95112.
File



California Regional Water Quality Control Board

San Francisco Bay Region



Winston H. Hickox
Secretary for
Environmental

Internet Address: <http://www.swrob.ca.gov>
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 FAX (510) 622-2460

Gray Davis
Governor

Post-It® Fax Note	7871	Date	4/21/00	# of pages	2
To	Amir Ghalami	From	Roger Brewer		
Co./Dept.	Alameda EHD	Co.	SF RWQCB		
Phone #	1-510-567-6700	Phone #	1-510-622-2374		
Fax #	337-9335	Fax #			

20170

Date: April 21, 2000
File No. 2198.09 (RDB)

Paul Pletcher
ASP Alameda, LLC
Palmer Plaza - 16th Floor
1801 West End Avenue
Nashville, TN 37203

SUBJECT: Properties at 36, 72 and 116 West Winton Avenue and 54 Moran Court,
Hayward, Alameda County

Dear Mr. Pletcher:

This letter explains the status of the subject property with respect to groundwater pollution in the vicinity.

The properties form a continuous block along West Winton Avenue in Hayward and owned by ASP Alameda, LCC. Soil and groundwater data from samples collected at the properties are presented in the document *Phase II Investigation Report*, dated November, 1999. Relatively low levels of the compounds chloroform, 1,1-dichloroethene, tetrachloroethane, 1,1,1-trichloroethane and trichloroethene have been detected in shallow groundwater beneath the properties. These compounds were not detected in soil samples collected at the site nor are they known to have ever been used at the site. The reported presence and concentration of these compounds is consistent with groundwater quality data for the area located immediately upgradient (northeast) of the property. The source of the impact to groundwater is not clear.

Based on information currently available to Board staff, we conclude that the presence of chlorinated compounds detected in shallow groundwater beneath the subject property is likely the result of the migration of pollutants in groundwater from upgradient sites. In general, the Board does not pursue enforcement action against a property owner whose land overlies contaminated groundwater if that contamination is solely the result of the migration of groundwater contaminants from an off-site source or sources. Accordingly, the Board will not name current and future owners of the subject property as dischargers with respect to groundwater pollution from offsite sources. However, the Board may hold such a property owner responsible for investigation or cleanup tasks if he or she refuses to provide


California Environmental Protection Agency

- 2 -

reasonable access to an upgradient discharger attempting to investigate and cleanup off-site groundwater pollution.

If you have any questions, please contact Roger Brewer of my staff at (510) 622-2374 [e-mail rdh@rb2.swrcb.ca.gov].

Lawrence P. Koib
Acting Executive Officer



Stephen A. Hill
Chief, Toxics Cleanup Division

cc: Roger Brewer

Mark Arniola
D&M Consulting Engineers, Inc.
1365 Vander Way
san Jose, CA 95112

Amir Gholami
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Hugh Murphy
Hayward Fire Department
777 B Street
Hayward, CA 94541-5007

California Environmental Protection Agency

 Recycled Paper

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



SENT 4-19-2000
incl cc's

20170

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

April 19, 2000

STID 6662

Mr. Paul Pletcher
Palmer Plaza 16th Floor
1801 West End Street
Nashville, TN 37203

RE: 54 Moran Court, Hayward, CA

Dear Mr. Pletcher:

This office is in receipt of a corrected laboratory analysis report by Entech Analytical Labs, Inc., dated 4/19/2000 submitted by Mr. Mark Arniola of D & M Consulting Engineers, Inc. As previously indicated all the constituents were either at non-detect or below levels indicated in EPA's Preliminary Remediation Goals (PRG). This document revealed presence of TPH as Diesel and absence of TPH as kerosene as it had been previously reported.

Today I discussed the case with Mr. Mark Arniola, your consultant, who will be submitting a written plan to address the newly found contaminated area of within the building at the above referenced site. I will respond to your proposed plan upon its receipt.

Furthermore please provide the "no further action" letter from California Regional Water Quality Control Board to verify that the VOCs present on site has originated from off sources and not from activities conducted in the past at the above referenced site as discussed previously.

If you have any questions, please call me at (510)-567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Mark Arniola, D & M consulting engineers, 1365 Vander Way, San Jose, CA
95112.
File

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



SENT 4-27-00
mld ccs

20170

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

April 18, 2000

STID 6662

Mr. Paul Pletcher
Palmer Plaza 16th Floor
1801 West End Street
Nashville, TN 37203

RE: 54 Moran Court, Hayward, CA

Dear Mr. Pletcher:

I have received a fax copy of laboratory analysis by Entech Analytical Labs, Inc., dated 4/18/2000 submitted by Mr. Mark Arniola of D & M Consulting Engineers, Inc. Per this report all the constituents were either at non-detect or below levels indicated in EPA's Preliminary Remediation Goals (PRG table).

Per my discussions with you and Mr. Mark Arniola, your consultant, you may now submit a written plan to address the newly found contaminated area of within the building at the above referenced site. Upon receiving the required plan, I will respond to your proposed plan of action for an eventual implementation.

Additionally, this office has not yet received a "no further action" letter from California Regional Water Quality Control Board. This document is to verify that the VOCs present on site has originated from off sources and not from activities conducted in the past at the above referenced site. I understand that Mr. Arniola has already requested this letter from California Regional Water Quality Control Board.

Should you have any questions, please don't hesitate to call me at (510)-567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Mark Arniola, D & M consulting engineers, 1365 Vander Way, San Jose, CA
95112.
File

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



SPT mold O&S
4-14-2000

20170

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

April 13, 2000

STID 6662

Mr. Paul Pletcher
Palmer Plaza 16th Floor
1801 West End Street
Nashville, TN 37203

RE: 54 Moran Court, Hayward, CA

Dear Mr. Pletcher:

Per my discussions with you and Mr. Mark Arniola of D & M consulting engineers you must submit a written plan to address the newly found contaminated area of within the building at the above referenced site. Once I receive the submitted plan, I will respond to the proposed plan of action for an eventual implementation. I understand that a soil sample has already been collected for various analyses including solvents, metals, and hydrocarbons.

Additionally, I have received a fax copy of laboratory analysis by Entech Analytical Labs, Inc. Per this report the chemical constituents were found either at non-detect or below levels required for water quality parameters.

Furthermore, I have requested Mr. Arniola to provide documentation to verify that the VOCs present on site has originated from off sources and not from activities conducted in the past at the above referenced site. I understand that Mr. Arniola has requested a "no further action" letter from California Regional Water Quality Control Board. However, I have not yet received this documentation. This document is necessary for the process to continue moving toward "closure" regarding the above referenced site.

If you have any questions, please call me at (510)-567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Mark Arniola, D & M consulting engineers, 1365 Vander Way, San Jose, CA
95112.
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Sent 1/21/00
Including cc's

20170

January 20, 2000

STID 6662

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

Mr. Paul Fletcher
Palmer Plaza 16th Floor
1801 West End Street
Nashville, TN 37203

RE: 54 Moran Court, Hayward, CA

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Fletcher:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: 54 Moran Court, Hayward

January 20, 2000

Page 2 of 2

In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6876 if you have any questions about the content of this letter.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB

Attachments: Sample letter 2 and Sample letter 3, which must be filled out by the Responsible Party and mailed to Alameda County.

Alameda County Health care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

"List of Landowners" form
(Sample Letter 2)

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (Site
name and address)
(to be filled in by the primary responsible party and mailed to
Alameda County)

(Note: Fill out item 1 if there are multiple site landowners. If
you are the sole site landowner, skip item 1 and fill out item 2)

1. In accordance with section 25297.15(a) of Chapter 6.7 of
the Health & Safety Code, I, (name of primary responsible
party), certify that the following is a complete list of
current record fee title owners and their mailing addresses
for the above site:
2. In accordance with section 25297.15(a) of Chapter 6.7 of
the Health & Safety Code, I, (name of primary responsible
party), certify that I am the sole landowner for the above
site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

Alameda County Health care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

"Notice of Proposed Action" form
(Sample Letter 3)

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR
(site name and address)
(to be filled in by the primary responsible party and mailed to
Alameda county)

In accordance with section 25297,15(a) of Chapter 6.7 of the
Health & Safety Code, I, (name of primary responsible party),
certify that I have notified all responsible landowners of the
enclosed proposed action. Check space for applicable proposed
action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no
further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

December 18, 1989

Mr. William Theyskens
Applied Geosciences Inc.
1735 No. First St. Suite 305
San Jose, CA 95112

Dear Mr. William Theyskens:

This letter is in response to your request dated December 7, 1989 for information concerning soil/groundwater contamination at the following sites:

(ROI 70) 54 Moran Street, Hayward E-Z Clean
73 W. Jackson St., Hayward Jackson Street Lumber Co.

On searching our files I have found no information for the above sited addresses. However, I do have two reports given to me by the Summerhill Development Company:

Phase II Site Investigation, Final Report, 85 West Winton Ave., Hayward, by SCS Engineers, dated September 9, 1988 and Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report and monitoring and sampling report by Aqua Science Engineers Inc., dated about March 31 1989.

These reports conclude that E-Z Clean was responsible for contamination detected offsite of their property. No reference is made to the Jackson Street location.

We have no other records pertaining to these sites. This statement is limited to information available to this department and does not reflect other information which may be accessible to other agencies or businesses involved with this property. The underground storage tank laws and hazardous material storage laws are regulated by the City of Hayward, Hazardous Materials Division. You should contact Hugh Murphy at (415) 784-8695 for these records.

A billing form is being submitted to cover the costs of this review, at our office rate of \$56.00/ hr or portion thereof. If you have any other questions, please contact this office at (415) 271-4320.

Sincerely,

Thomas Peacock, Senior HMS
Hazardous Materials Division

TFP:tfp

cc: Hugh Murphy, Hayward Haz Mat